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MARY C. WICKHAM
County Counsel

February 11, 2020

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Agenda No. 6
07/23/19


**Re: Ordinance Amending the Los Angeles County Code, Title 22 –
Planning and Zoning, to Update the La Crescenta-Montrose
Community Standards District**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning, to update the La Crescenta-Montrose Community Standards District by creating design standards and pedestrian oriented regulations for the commercial zoning along Foothill Boulevard. At the conclusion of the public hearing, your Board indicated an intent to approve the ordinance and instructed our office to prepare the final ordinance. Enclosed are the analysis and final ordinance for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By 
ELAINE M. LEMKE
Assistant County Counsel
Property Division


APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
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EML:JJ:ss

Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Celia Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning, of the Los Angeles County Code, relating to updating the La Crescenta-Montrose Community Standards District by creating design standards and pedestrian-oriented regulations for the commercial zoning along Foothill Boulevard.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapter 22.328 is hereby repealed and replaced to read as follows:

Chapter 22.328

22.328.010 Purpose.

22.328.020 Definitions.

22.328.030 District Map.

22.328.040 Applicability.

22.328.050 Application and Review Procedures.

22.328.060 Community-Wide Development Standards.

22.328.070 R-3 Zone Specific Development Standards.

22.328.080 Foothill Boulevard Area Specific Development Standards.

22.328.090 Modification of Development Standards.

22.328.010 Purpose.

The La Crescenta-Montrose Community Standards District ("CSD") is established to enhance the character and vitality of the La Crescenta-Montrose

community. The CSD promotes thoughtful design of commercial and multi-family buildings and enhances the area's identity as a foothill community. The CSD contains development standards and design requirements to improve the appearance of the Foothill Boulevard commercial corridor, create a pedestrian-friendly environment, and buffer single-family residences from more intensive adjacent uses.

22.328.020 Definitions.

The following definitions are defined solely for this CSD:

Façade. Any face of a building oriented towards a shared public space, such as a street, alley, parking lot, sidewalk, courtyard, plaza, or park.

Landscaping. An area planted with vegetative materials, such as lawn, shrubs, flowers, trees, drought tolerant groundcover, or plants.

Smoke Shop. A business establishment that is dedicated, in whole or in part, to the smoking or sale of tobacco products, electronic cigarettes, or other substances, including, but not limited to, establishments, such as cigar lounges, hookah lounges, tobacco clubs, shops, or bars.

Walk-up facility. A facility attached to a building designed to serve pedestrians outside, without need for entering a building, such as an Automated Teller Machine, or food service window.

22.328.030 District Map.

The boundaries of this CSD are shown on Figure 22.328 – A: La Crescenta-Montrose CSD Boundary, at the end of this Chapter.

22.328.040 Applicability.

A. Applicability.

1. The provisions of this CSD shall apply to new development unless otherwise noted in the CSD.

2. This CSD shall not apply to the following:

 a. Structures or building additions for which a valid building permit was issued prior to the effective date of this ordinance, provided that such building permit has not expired.

 b. The following complete applications submitted to the Department prior to the effective date of this ordinance.

 i. Structures or building additions located on a primary or secondary highway.

 ii. General Plan Amendments and Area Plan Amendments.

 iii. Tentative tract maps and parcel maps.

 iv. Zone Changes.

 v. Zoning Conformance Reviews.

3. Building permits and complete applications referenced in Subsections 2.a and b, above, that were submitted to the Department prior to the effective date of this ordinance shall be subject to the provisions of the previous CSD.

4. Interpretation. Should there be a conflict between provisions of this CSD and other provisions in Title 22, the Director shall make the determination to apply the more restrictive provision.

B. Nonconforming Structures.

1. When an addition, repair, or modification to existing development is subject to Chapter 22.172 (Nonconforming Uses and Buildings), only the new addition, repair, or modification is required to comply with this CSD.

2. Notwithstanding the requirements in Subsection B.1, in any case where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt, the entire project shall be subject to this CSD.

22.328.050 Application and Review Procedures.

(Reserved)

22.328.060 Community–Wide Development Standards.

(Reserved)

22.328.070 R-3 Zone Specific Development Standards.

A. Applicability. The provisions of this Section shall not apply to single-family and two-family residences.

B. Front Yards.

1. At least 50 percent of the required front yard shall be landscaped, and such landscaping shall include at least one minimum 15-gallon tree.

2. Where a lot is 100 feet or less in average width, only one driveway shall be permitted in the required front yard. Such driveway shall not exceed 26 feet in width, unless a greater width is required by another State or County requirement.

3. Where a lot is greater than 100 feet in average width, one driveway shall be permitted in the required front yard for every 100 feet of lot width. Each driveway shall not exceed 26 feet in width, unless a greater width is required by another State or County requirement.

4. Front yards that adjoin any single-family or two-family residential property shall include a landscaped area of at least five feet in width, as measured from the side lot line adjoining said residential property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

C. Interior Side Yards.

1. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of at least five feet.

2. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards equal to 10 percent of the average width of such lot.

3. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards of at least 10 feet.

4. Interior side yards that adjoin single-family or two-family residential property shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding to maintain privacy from the adjoining property.

5. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that adjoin single-family or two-family residential property, except that, to meet Fire Department access requirements, a permeable paver walkway may be used on the inside edge of landscaping to the satisfaction of the Fire Department.

6. Porches, platforms, landings, and decks that are uncovered shall not project into interior side yards that adjoin single-family or two-family residential property.

D. Rear Yards.

1. Accessory buildings and structures shall not be permitted in required rear yards that adjoin a single-family or two-family residential property, unless otherwise provided for under State law.

2. Rear yards that adjoin a single-family or two-family residential property shall include a landscaped area with a depth of at least 10 feet, as measured from the rear lot line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjoining single-family or two-family property. At least one minimum 15-gallon tree shall be provided for every 250 square feet of the required landscaped area, or as otherwise required by Chapter 22.126, whichever is greater.

E. Structure Height. For structures located on a lot adjoining a single-family or two-family residential property, the height of any structure at the inside boundary of the required side and rear yards shall be 25 feet. Any portion of the structure that exceeds 25 feet in height shall be stepped back an additional foot for every two feet in height up to a maximum height of 35 feet.

F. Open Space.

1. Where a lot is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.

2. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

G. Building Design.

1. Where a lot is 100 feet or less in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County requirements.

2. Where a lot is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County requirements.

3. For each building that fronts a public street, at least one window shall be located on the building wall that faces that street.

4. For each building that fronts a public street, at least one front entrance shall be located on the building wall that faces that street, except for corner lots for which only one front entrance to the building is required. Front entrances shall consist of a portico, hereby defined as a roof structure consisting of columns or enclosed walls.

5. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, bay windows or other such articulations which shall extend more than three feet from the building wall.

6. The entire roof structure shall be pitched with a slope of at least 1:3.

7. Rooflines shall be broken into smaller sections by use of decorative elements, such as pitched dormers, gables, and eyebrows.

8. Roof mounted equipment shall be screened from view from any adjacent residential property at ground-level and any adjoining public right-of-way, except that solar panels that match the slope and direction of the roof and are less than 18 inches tall above the roof need not be screened.

H. Landscaping. Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants, as necessary. Required trees shall comply with Chapter 22.126, unless otherwise provided by this CSD.

22.328.080

Foothill Boulevard Area Specific Development

Standards.

A. Purpose. The following standards apply to all commercially zoned property within the Foothill Boulevard Area and are intended to improve walkability and aesthetics along the commercial corridor.

B. Area Description. The specific boundaries of the Foothill Boulevard subarea are shown on Figure 22.328 – A: Foothill Boulevard, at the end of this Chapter.

C. Zone Specific Use Standards – All C Zones.

1. Conditional Use Permit. Notwithstanding the use requirements provided in Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), the following uses shall require a conditional use permit.

a. Drive-through facilities, either attached to the principal structure or detached in a separate structure.

b. Sales and Rentals.

- Automobile sales, sale of new motor vehicles, including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
- Boat and other marine sales or rentals.

- Pet stores.
- Recreational vehicle rentals.
- Tool sales or rentals.
- Trailer sales or rentals, box and utility only.
- Truck sales or rentals.

c. Services.

- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair and parts installation incidental to automobile supply stores.
- Automobile repair garages.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
- Car washes, automatic, coin-operated, and hand wash.

- Colleges and universities, State accredited or equivalent including accessory facilities.
 - Community centers.
 - Communications equipment buildings.
 - Parking lots and parking buildings, except where accessory to a structure on the same lot.
 - Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the State of California.
 - Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment; and tutoring instruction schools where more than 20 students are in attendance at any one time.
 - Smoke shops.
 - Veterinary clinics, small animals.
- d. Recreation and Amusement.
- Athletic fields, excluding stadiums.

- Golf courses, including the customary clubhouse and appurtenant facilities.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor/indoor recreational activities together with appurtenant clubhouse.
- Swimming pools, as a primary use.
- Tennis, volleyball, badminton, lawn bowling or bowling alleys, and similar courts.

D. General Development Standards.

1. Applicability. In addition to new development, renovations in cases where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt, the entire project shall conform to the following standards.

2. Lot Coverage. Buildings and structures shall not cumulatively occupy more than 85 percent of the net area of a lot. A minimum of 15 percent of the net area shall be landscaped.

3. Yard Setbacks. Outdoor dining, exterior furniture, or pedestrian circulation areas may be provided for up to one-third of the required 15 percent net area landscaping in the front and side yard setbacks, if such setbacks are provided to meet the landscaping requirement.

4. Corner cutoffs. Corner cutoffs shall be provided, as specified in Section 22.116.040 (Intersections and Corner Cutoff Requirements). If the existing

corner cutoff is less than 20 feet, any new development shall provide a corner cutoff of at least 20 feet, unless otherwise determined by Public Works.

5. Rear Yards.

a. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped.

i. If a lot is 60 feet or less in width at its rear lot line, at least two minimum 24-inch box trees shall be planted, and such trees shall be planted at least 27 feet apart.

ii. If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.

b. If a lot is located between Ramsdell Avenue and Raymond Avenue, this rear yard standard shall not apply.

6. Building or Structure Height.

a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet above grade, excluding chimneys, rooftop antennas, and solar panels.

b. If a lot adjoins a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet; except that at the rear lot line, height shall be stepped back as follows:

i. If an adjoining lot has a lower elevation, the maximum height of 35 feet shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line (see Figure 22.328.080 – A).

ii. If an adjoining lot has a higher elevation, the maximum height shall be established as a 45-degree projection measured from the grade of the rear lot line (see Figure 22.328.080 – B).

c. Exceptions.

i. If the lot is located between Ramsdell Avenue and Raymond Avenue, Subsection b, above, shall not apply.

ii. If the average lot depth is 100 feet or less, Subsection b, above, shall not apply, and the maximum height shall be 35 feet.

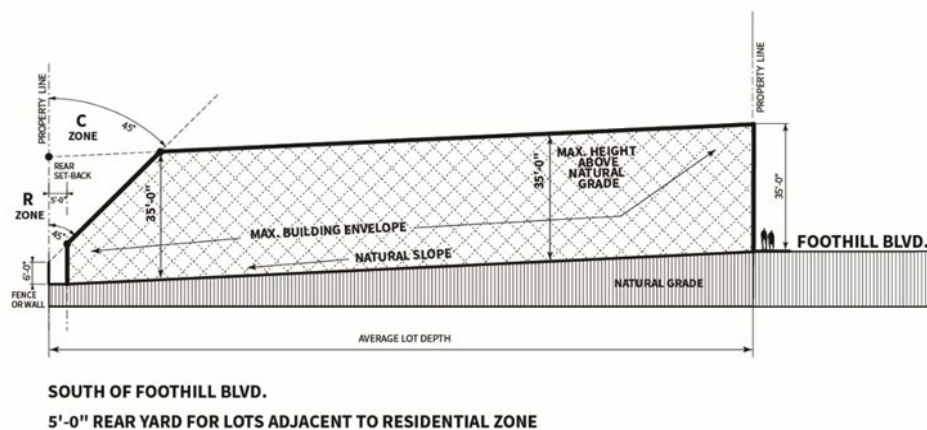


Figure 22.328.080 – A: Building or Structure Height

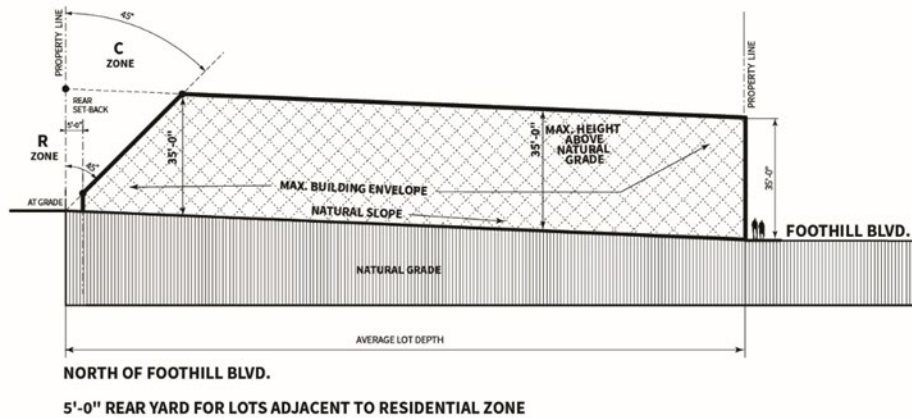


Figure 22.328.080 – B: Building or Structure Height

7. Building Base Design. Any exterior building modification except for signage shall include at least two of the following design elements on at least one façade fronting Foothill Boulevard:

a. Trellis or Pergola – Consisting of posts and beams with cross members and open to the sky or complemented with the use of canvas shades or vines, as shown on Figure 22.323.080 – C, below.





Figure 22.328.080 – C: Examples of Trellis and Pergola Structures

b. Natural La Crescenta rock (not manufactured rock), which shall be provided at the base of structures, including (see Figure 22.328.080 – D, below):

- i. As fascia for landscape wall;
- ii. On the base of façade walls at least three feet in height for the length of all walls at ground floor; and
- iii. On the base of all columns on the exterior of the buildings at least three feet in height.



Figure 22.328.080 – D: Examples of Natural La Crescenta Rock

c. Exterior Furniture. At least one of the following exterior furniture, which shall be constructed of steel with powder coat or other comparable material of equal durability and shall be well maintained at all times.

i. Benches – with a seating length of at least 48 inches (see Figure 22.328.080 – E, below);



Figure 22.328.080 – E: Examples of Bench Seating

ii. Bicycle racks – at least one rack to accommodate three or more bicycles. If a bicycle rack has already been provided per Section 22.112.100 (Bicycle Parking and Bicycle Facilities), it may be used to satisfy this requirement, and no additional bicycle rack is required (see Figure 22.328.080 – F, below); or



Figure 22.328.080 – F: Example of Bicycle Rack

iii. Tables with chairs – may include at least three tables with at least two chairs each (see Figure 22.328.080 – G, below).



Figure 22.328.080 – G: Examples of Tables With Chairs for Outdoor Seating

8. Ground Floor Transparency. At least 60 percent of all ground-floor building frontage that adjoin a street shall be comprised of windows. The bottom of any such window shall be no more than three feet above the sidewalk or grade. Flashing lights or similar flashing devices shall not be visible from the outside.

9. Roof.

a. Roof forms and materials shall complement the building mass and match the principal building in terms of style and detailing.

b. A roof shall have a gable, arc raised center, or if a flat roof, consist of molding that crowns the building, such as an eave, cornice, parapet or other such projection.

c. Roof-mounted equipment shall be screened from view on all sides by roof forms, roof projections, or architectural screening.

10. Awnings.

a. Use of awnings. As part of the building articulation, awnings with or without a sign may be used at entrances, windows, bays or along building frontages or façades, subject to the requirements of Subsection F.7.g.ii (Awning Sign).

b. Multiple awnings belonging to a single commercial business shall be the same color and style.

c. Awnings shall not utilize glossy material or be internally illuminated.

d. Awnings shall be maintained in good repair. For the purposes of this Subsection, good repair shall be defined as not torn or ripped.

11. Exterior Lighting. Except for traffic lights, navigational lights, and other similar public safety lighting, exterior lighting shall comply with the requirements and standards set forth below.

a. Lighting. Fully shielded fixtures shall be used for exterior lighting to prevent light trespass to adjacent uses. Perimeter luminaries shall be located at least five feet from any adjacent residential lot line.

b. Prohibited outdoor lighting. The following types of outdoor lighting shall be prohibited unless otherwise required by a government agency for safety:

i. Drop-down lenses, defined as a lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.

- ii. Mercury vapor lights.
- iii. Ultraviolet lights.
- iv. Searchlights, laser lights, or other outdoor lighting that

flashes, blinks, alternates, or moves. This applies to lighting behind display windows visible from the public right-of-way.

12. Equipment. Where visible from the street, mechanical and utility equipment, including air conditioning, piping, ducts, conduits external to a building, trash dumpsters, electrical vaults, and other similar equipment shall be screened from view from adjacent buildings and the public right-of-way by use of landscaping, grilles, screens, or other enclosures.

13. Landscaping. These landscaping provisions shall apply to installation or replacement of landscaping.

a. Native trees with a trunk diameter of at least eight inches, as measured four-and-one-half feet above grade, shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are good candidates for relocation, as established by a certified arborist. Such trees shall be moved in accordance with currently accepted arboricultural standards and practices and shall be supervised by a certified arborist. This provision shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).

b. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants, as necessary.

Landscaped areas shall be maintained with a permanent automatic irrigation system.

c. Trees, shrubs, flowers, and plants placed in any required yard, including hedges planted within yards and forming a barrier serving the same purpose as a fence or wall, shall comply with all height restrictions applying to fences and walls, as provided in Section 22.110.070 (Fences and Walls) in addition to Subsections 14 and 15, below.

14. Retaining Walls.

a. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped.

b. Retaining walls shall be finished with one or more of the following materials: brick, stucco, natural La Crescenta rock, or split-faced concrete block with a cap.

c. Retaining walls greater than 3.5 feet in height that are adjacent to a road right-of-way, shall be set back at least three feet from the road right-of-way. This setback area shall be landscaped, but such landscaping shall be no higher than the height of the retaining wall and shall not obstruct line of sight, as determined by Public Works.

d. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards (see Figure 22.328.080 – H):

i. Retaining walls shall be limited to eight feet in height, as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed, in a terraced manner, in increments of four or fewer feet in height, similarly measured, unless Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed, if approved by Public Works.

ii. Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection D.13.b (Landscaping).

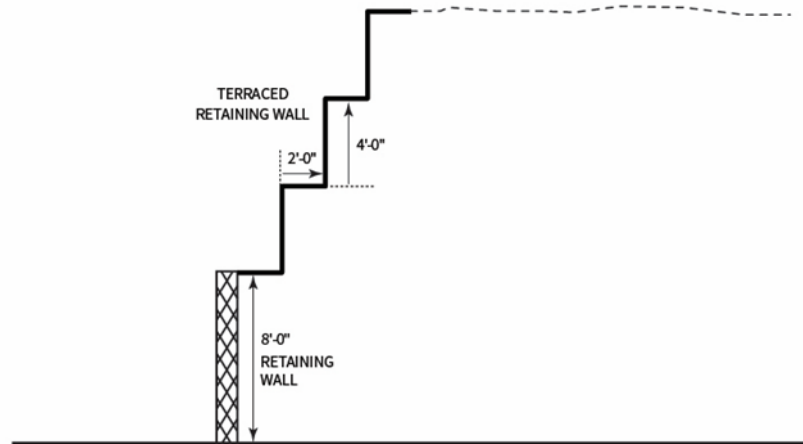


Figure 22.328.080 – H: Rear Lot Retaining Wall Design

15. Other Walls and Fences.

- a. Walls shall be constructed of similar materials as

Subsection 14.b. Fences shall be constructed of the following materials, and shall be maintained in good condition:

- i. Wood or simulated wood;
- ii. Brick or stone; or
- iii. Wrought iron.

b. Prohibited Fences. Chain-link, barbed and concertina wire fences, electric fences, fences or walls with protruding sharp edges, or other fences and walls designed for or likely to cause harm to persons, are prohibited, except as otherwise provided below.

c. Special Purpose Fences. Chain link fences are permitted only when used to secure undeveloped lots, construction sites, or for special events authorized by a special event permit pursuant to Chapter 22.188 (Special Events Permit).

16. Parking. The requirements of Chapter 22.112 (Parking) shall apply except where modified herein:

a. Setback. A parking lot or parking structure that fronts a public street, shall be set back at least seven feet from the road right-of-way, unless a greater distance is otherwise required by Public Works or any provision of the County Code. Such area shall be landscaped and maintained, as required by this CSD.

b. Fence or Wall. If a parking lot adjoins a public street, a solid fence or wall 3.5 feet in height, setback at least seven feet from the road right-of-way shall be required. Substitution of a landscaped berm in place of a solid fence or wall may be permitted.

c. Parking Ratio. Eating establishments and other similar uses located on a lot between Ramsdell Avenue and Raymond Avenue shall provide at least one parking space for each six persons, based on the occupant load, which is determined by Public Works.

d. Off-Site or Shared Parking Areas. Off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided a site plan has first been approved by the Department and the following standards are met. The approved site plan shall be revoked, if the applicant fails to provide required parking as approved by the site plan.

i. Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any publicly-accessible entrance of the use to which they are provided;

ii. Such off-site or shared parking facility is located on a lot where parking is permitted;

iii. Such area shall be clearly marked as being made available for parking for the subject use(s), at the location of subject use(s) and at the location of the off-site or shared parking area; and

iv. The applicant:

(A) Is the owner of the lot where such off-site or shared parking facility is located; or

(B) Has control of such off-site or shared parking facility through leasing or other arrangement in such a way as to prevent multiple leasing for the same spaces or cancellation without provided alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

E. Building Design Standards.

1. Applicability. All new buildings and structures shall conform to the following design standards.

2. Façade Composition. Building façades shall be differentiated as follows: one-story buildings shall consist of a building top and building base; multi-story buildings shall consist of a building top, building middle, and building base (see Figure 22.328.080 – I: Example of Façade Height Composition, below).

a. Building Top. The building top, which includes the upper most portion of the building including a roof, shall be differentiated from the rest of the building through variations in color, materials, ornamentation or shape. The roof is subject to the requirements of Subsection D.9 (Roof) and shall consist of a molding that crowns the building, such as an eave, cornice, parapet, or other such projection.

b. Building Middle. The building middle may be one or more stories. The building middle shall be articulated through elements, such as windows,

lintels, columns, horizontal differentiation, recesses, stepbacks, materials, and color.

These treatments shall be consistent.

c. **Building Base.** A building base consists of the floor at ground-level where most of the pedestrian interactions and commerce take place. See Subsection D.7 for the specific Building Base Design requirements.

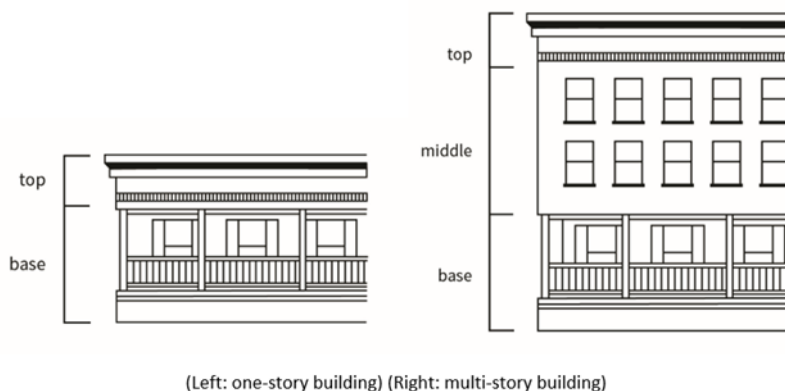


Figure 22.328.080 – I: Example of Façade Height Composition

3. **Architectural Elements.** New primary structures shall include at least one of the following elements listed below on at least one façade fronting Foothill Boulevard. If the lot is located between Ramsdell Avenue and Raymond Avenue, this requirement shall not apply.

a. **Terrace.** A terrace separates the building façade from the sidewalk and street. A terrace may provide a space for public uses, such as public seating or dining. It creates a buffer from public rights-of-way (see Figure 22.328.080 – K, below, for examples of terraces).

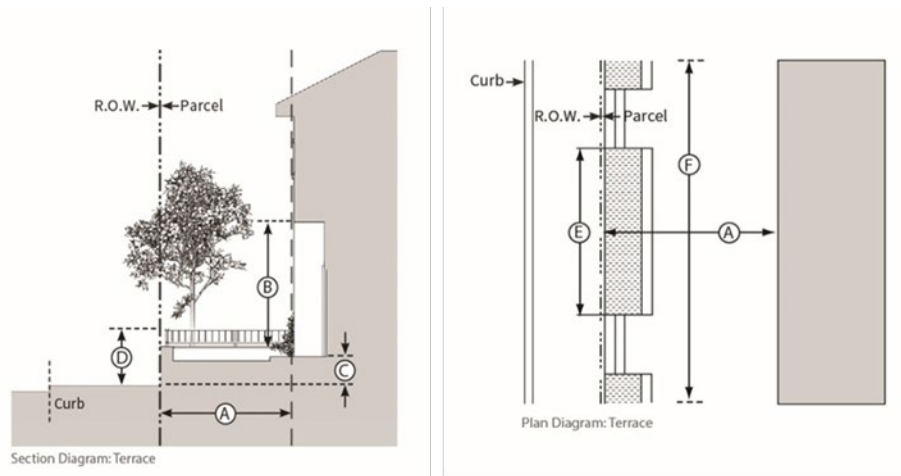


Figure 22.328.080 – J: Terrace Design

i. Design Standards (see Figure 22.328.080 – J):

A	Depth, clear	10 ft. min.
B	Height, clear	10 ft. min.
C	Finish level above sidewalk	3 ft. max.
D	Height, perimeter wall	4 ft. max.
E	Distance between access points	50 ft. max.
F	Length of terrace	At least 50 percent of building frontage.

ii. Low walls used as seating may count towards satisfying the requirements of Subsection D.7.c.i (Benches), above.

iii. Any required guardrails shall be at least 75 percent open above the perimeter wall.



Figure 22.328.080 – K: Examples of Covered Terrace and Terrace Areas

b. Forecourt. A forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or public use (see Figure 22.328.080 – M, below, for examples of forecourt area).

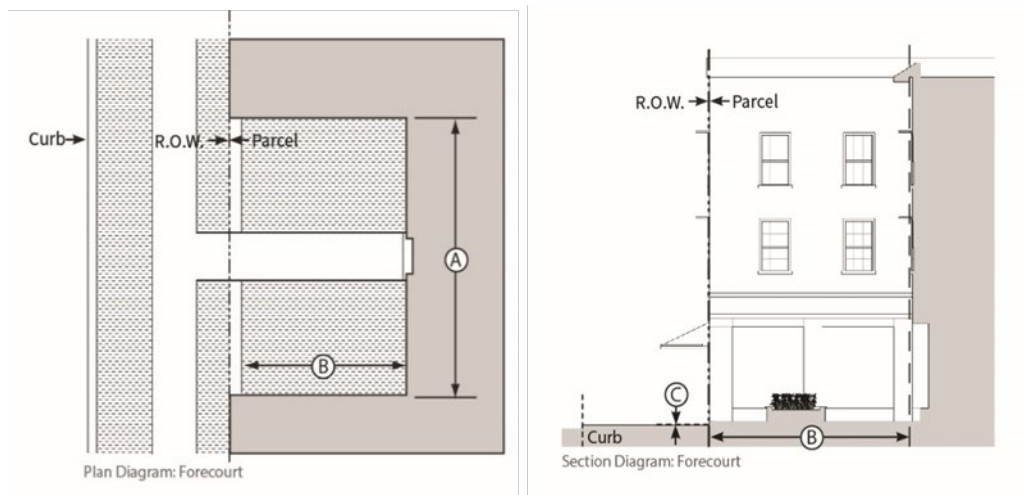


Figure 22.328.080 – L: Forecourt Design

i. Design Standards (see Figure 22.328.080 – L):

A	Width, clear	15 ft. min.
B	Depth, clear	20 ft. min.
C	Finish level above sidewalk	3 ft. max.
Ground floor transparency		60 percent min.

ii. Encroachments, such as balconies, awnings, and signage, are allowed within the forecourt and shall be located at least eight feet above finish level.

iii. Forecourts shall dedicate at least 50 percent of their area to landscape or design elements, such as seating areas, fountains, or other similar fixtures, or combination thereof.

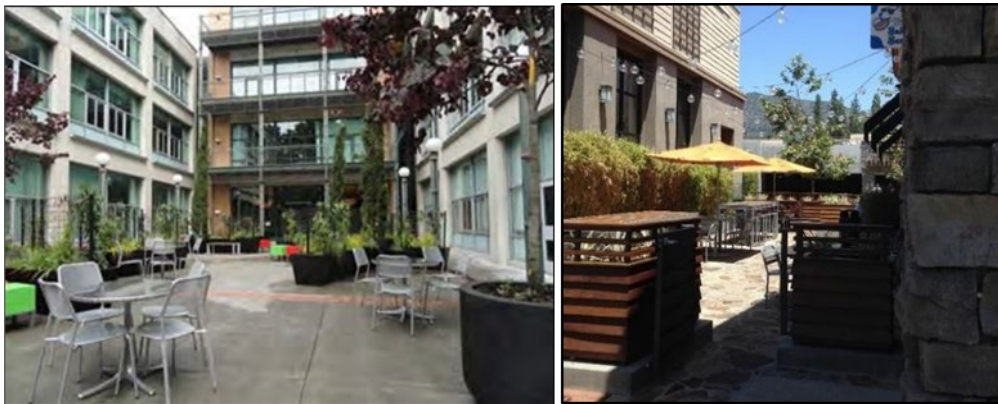


Figure 22.328.080 – M: Examples of Forecourt Area

c. Backcourt (Rear Court). A backcourt is a semi-public courtyard oriented to the rear of a building that can be accessed by pedestrians from the sidewalk. A backcourt may be partially enclosed on one, two, or three sides by buildings or structures and is generally appropriate for commercial or public uses (see Figure 22.328.080 – O, below, for examples of backcourt area).

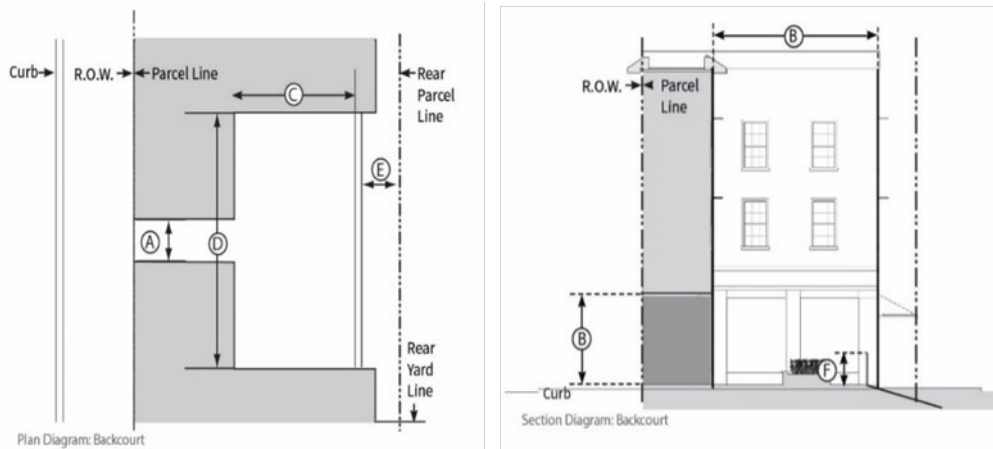


Figure 22.328.080 – N: Backcourt (Rear Court) Design

i. Design Standards (see Figure 22.328.080 – N):

A	Access width, clear	10 ft. min.
B	Access height, clear	12 ft. min.
C	Width, clear	20 ft. min.
D	Depth, clear	20 ft. min.
E	Setback from rear parcel line	15 ft. min.
F	Privacy wall height, solid	4 ft.
Ground Floor Transparency		60 percent min.

ii. When provided, a backcourt shall satisfy the requirements of Subsection E.5 (Articulation), only if there is direct access from Foothill Boulevard providing exterior access for pedestrians to the backcourt.

iii. Encroachments, such as balconies, awnings, and signage are allowed within the backcourt and shall be located at least eight feet above finish floor level.

iv. Backcourts shall dedicate at least 50 percent of their area to landscape or design elements, such as seating areas, fountains, or other similar fixtures.



Figure 22.328.080 – O: Examples of Backcourt Area

d. Arcade. An arcade is a façade with an attached colonnade that is covered by upper stories. Colonnades shall not screen from public view more than 25 percent of the ground floor façade (see Figure 22.328.080 – Q, below, for examples of arcade frontage).

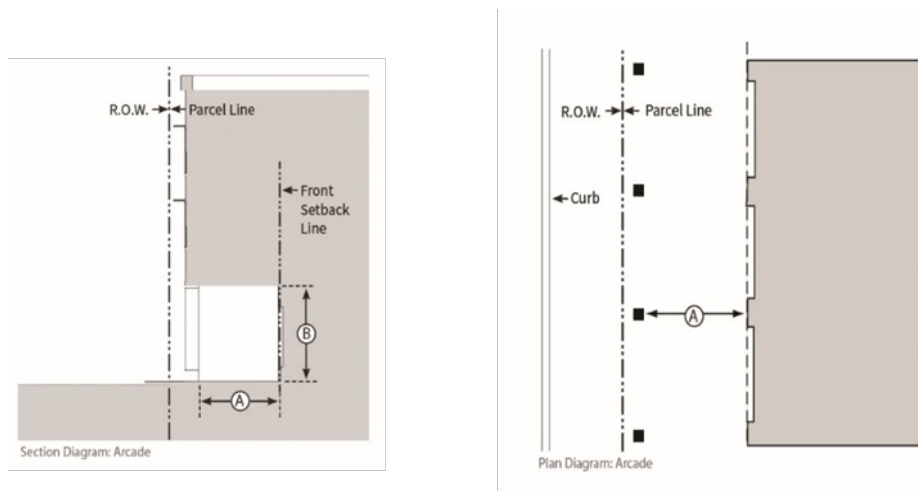


Figure 22.328.080 – P: Arcade Design

i. Design Standards (see Figure 22.328.080 – P):

A	Depth, Clear	10 ft. min.
B	Ground Floor Height, Clear	10 ft. min.



Figure 22.328.080 – Q: Examples of Arcade Frontage

e. Gallery. A gallery is a roof or deck projecting from the façade of a building with vertical supports. For multi-story buildings, galleries may provide covered or uncovered porches at the second and third floors. Galleries may encroach within the required front yard setbacks. Colonnades shall not screen from public view more than 25 percent of the ground floor façade (see Figure 22.328.080 – S, below, for an example of gallery frontage).

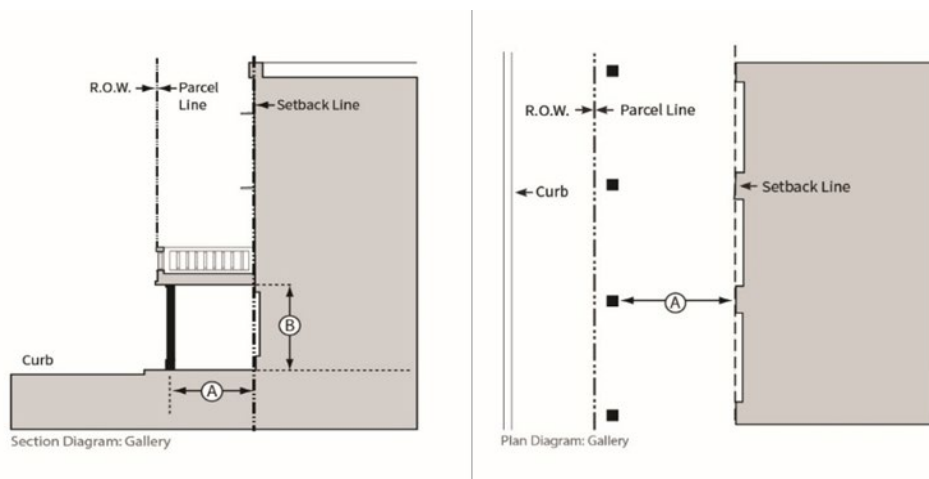


Figure 22.328.080 – R: Gallery Design

i. Design Standards (see Figure 22.328.080 – R):

A	Depth, Clear	20 ft. min.
B	Ground floor height, Clear	10 ft. min.



Figure 22.328.080 – S: Example of Gallery Frontage

4. Entrances.

a. Shop Front Entrances. The following standards apply to public entrances to shop fronts located on the ground floor. Shop front entrances shall be recessed façades consisting of a door, transom lights and sidelights (see Figure 22.328.080 – U, below).

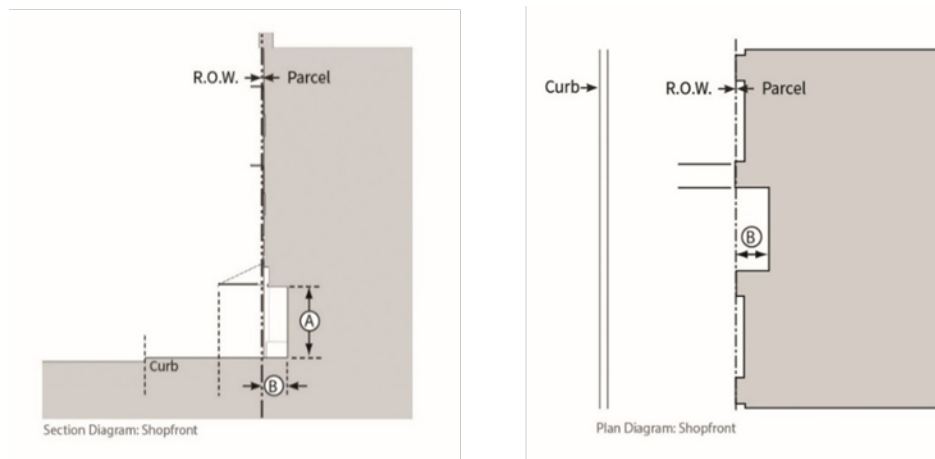


Figure 22.328.080 – T: Shop Front Entrance Design

i. Design Standards (see Figure 22.328.080 – T):

A	Recessed Area Height, Clear	10 ft. min.
B	Recessed Entry Depth	3 ft. min.
Recessed Entry Transparency		60 percent min.

ii. Entrances shall be treated with special paving materials, such as ceramic or mosaic tile; ornamental ceilings, such as coffering; or decorative light fixtures.

iii. Awnings may be used at shop fronts and are subject to Subsections D.10 (Awnings) and F.7.g.ii (Awning Signs).

iv. Walk-up facilities lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way.



Figure 22.328.080 – U: Examples of Shop Front Entrance (Left) and Corner Entrance (Right)

b. Main Entrances. A multi-tenant building with a lobby at the ground floor shall provide a main entrance at the street level for pedestrian use. A main entrance is the widest entrance that opens into a lobby or primary circulation space of a

building. In addition to the standards provided in Subsection 4.a (Shop Front Entrances), a main entrance shall be easily identifiable and distinguishable from other ground floor entrances through the use of one of the following:

- i. Marked by a taller mass above, such as a tower, or within a volume that projects from the rest of the building surface;
 - ii. Accented by columns or ornamental light fixtures; or
 - iii. Marked or accented by a change in the roofline or change in the roof type.
- c. Corner Entrances. Buildings located on a corner lot shall provide a corner entrance that complies with Subsection 4.a (Shop Front Entrances) or 4.b (Main Entrances), above, as applicable.

5. Articulation. In addition to complying with the following requirements, a building façade shall be differentiated, as provided in Subsection E.2 (Façade Composition).

- a. Types of Articulation. Horizontal and vertical articulations shall be produced by variations in rooflines, window groupings, applied façade elements, such as piers or pilasters, bay windows, rough textured wood beams, headers, siding, pre-cast headers, casements, cornices, balconies, entrance stoops, porches, and/or changes in materials and horizontal and vertical planes that create shadow lines and textural differences. The articulation shall be such that there is consistency and uniformity in the overall design.

b. Roof Drainage. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof.

6. Wall Surface. The following standards shall apply to the building walls.

a. A wall of a building located 30 feet or more from the side or rear lot line shall have the same trim and finish as the front building façade.

b. A wall facing an internal courtyard or a side façade without windows and doors is only allowed, if the wall is located less than 30 feet from the side or rear lot line and enhancements, such as surface reliefs, wall articulations, architectural murals or vines are incorporated.

c. Building finishes shall be of durable materials, such as brick, natural La Crescenta rock, decorative concrete, glass, wood, stucco, or other similar materials except cinder block (concrete masonry unit).

d. Building walls shall have contrasting colors to give emphasis to design features, such as door/window trim, pilasters, cornices, capitals, wainscot, and/or similar treatments.

e. On at least two feet of the wall surface above the street level, durable materials shall be used, as provided in Subsection E.6.c, above, except that stucco or other similar troweled finishes may not be used.

7. Wall Openings.

a. For frontages, upper stories shall have a window to wall area proportion that is less than that of the ground floor frontage. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

b. Storage areas within a structure, other than product displays, shall not be visible through windows.

c. Railings and grilles may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railings and grilles do not interfere with the required 60 percent transparency.

d. Roll-up security gates that are solid shall not be installed on the exterior of any window.

F. Signs. The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:

1. Signs regulated by this Section shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt, as set forth in Subsection F.2 (Exempt Signs), below. Signage that extends into the public right-of-way requires an encroachment permit from Public Works.

2. Exempt Signs. In addition to the exception for signs described in Subsection 7.b (Incidental Business Signs), the following types of signs are exempt from this Area Specific Standards, provided the signs conform to the following:

a. Future Tenant Signs. Temporary signs that identify the name of future businesses. Only one such sign is allowed per street frontage of the

building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.

b. Grand Opening Sign. A temporary promotional sign used by newly established businesses to inform the public of their location and services. Such signs are permitted only until 90 days after the initial occupancy of the new business and shall be removed no later than the 91st day after such initial occupancy. One such sign is allowed per street frontage with a maximum of 32 square feet of sign area. A "Grand Opening" sign shall not include annual or occasional promotion by a business.

c. Window Sign. Two window signs per tenant are allowed consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and a total maximum sign area of three square feet. If illuminated, a window sign shall only be externally illuminated.

d. Temporary Window Sign. In addition to the signage allowed in Subsection F.2.c, above, a tenant may display one additional temporary window sign, provided the sign does not exceed 25 percent of the area of any single window or adjoining windows on the same street frontage. Display of such temporary window sign shall not exceed 30 days, and there shall be a minimum of 30 days between each use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.

e. Directory Sign. A directory sign for a building providing a list of the names of business establishments within a building is allowed, provided the sign

area for the directory sign is no larger than six square feet. Such directory sign may be wall mounted, provided it is no higher than eight feet from the finished grade. The directory sign may also be freestanding, provided it is no higher than eight feet and no lower than three feet from the finished grade, and does not cause entrances and walkways to violate the Americans with Disabilities Act.

f. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (for example, credit cards accepted, trade affiliations, etc.) are allowed, provided such signs shall not exceed one square foot in area for each sign, and no more than three such signs shall be allowed for each business. If illuminated, affiliation signs shall only be externally illuminated.

3. Nonconforming Signs. An existing sign that was legally established and does not conform to the provisions of these Area Specific standards shall not be enlarged or altered, and must be amortized in compliance with Subsection F.6.

4. Exposed Neon Signs.

a. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.

b. The use of exposed neon shall be limited to script and pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.

5. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):

- a. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;
- b. Signs employing video components;
- c. Signs emitting odors;
- d. Roof business signs, including signs painted on the surface of roofs; or
- e. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically.

6. Removal and Amortization Schedule. A sign which is nonconforming, due to the requirements of this CSD, shall be removed or made to comply with this CSD within 20 years from the effective date of this CSD in compliance with Section 22.172.050 B.1.f (Termination By Operation of Law).

7. Permitted Signs. Signs shall comply with Chapter 22.114, except as modified herein as follows:

- a. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public

shall include the following information on the sign: Street address and name of the business in digits which are readable from the right-of-way or parking area.

b. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.

c. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.

d. Temporary Construction Signs. A temporary construction sign shall not exceed 40 square feet in area and shall not exceed six feet in height, if free-standing. The top of such sign shall not be placed more than six feet above finished grade, if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

e. Directional or Informational Signs. A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height, if free-standing, and the top of the sign shall not be placed more than three feet above finished grade, if wall-mounted.

f. Special-Purpose Signs.

i. A bulletin or special-event sign shall not exceed 12 square feet in area.

ii. Fuel pricing signs shall comply with the standards of Subsection F.7.g.iv (Monument Sign) or F.7.h (Master Sign Program).

g. Permitted Sign Types.

i. Projecting Sign. The projecting sign type is mounted perpendicular to a building's façade from decorative metal brackets or mounted on the building wall. Projecting signs are easily read from both sides. A projecting sign type includes a sign parallel to the building.

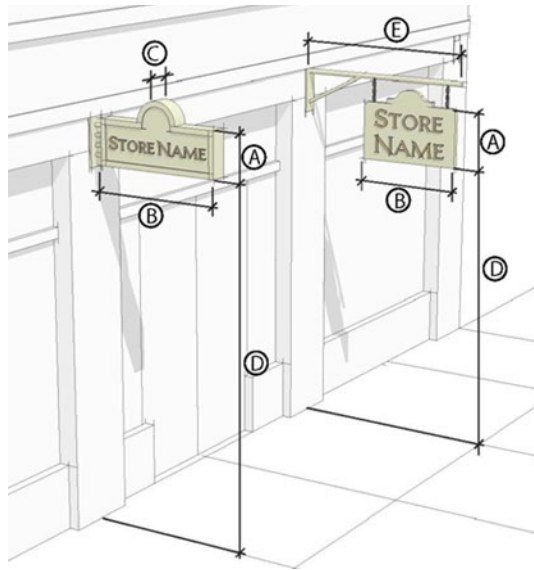


Figure 22.328.080 – V: Projecting Sign Design

(A) A four square foot maximum projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished grade, but above eight feet, per the requirement at Subsection (C), below, shall be permitted without substitution of wall business sign area.

(B) Size (see Figure 22.328.080 – V):

A and B	A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.	
C	Thickness	4 in. max.

(C) Location (see Figure 22.328.080 – V):

D	8 ft. min.	Clear Height
E	5 ft. max.	Projection
Signs Per Building	One per ground-floor business establishment with reduction in any permitted wall sign.	

ii. Awning Sign. The awning sign may be used in the shop front to protect merchandise and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant signs may be painted, screen printed, or appliquéd on the awnings.

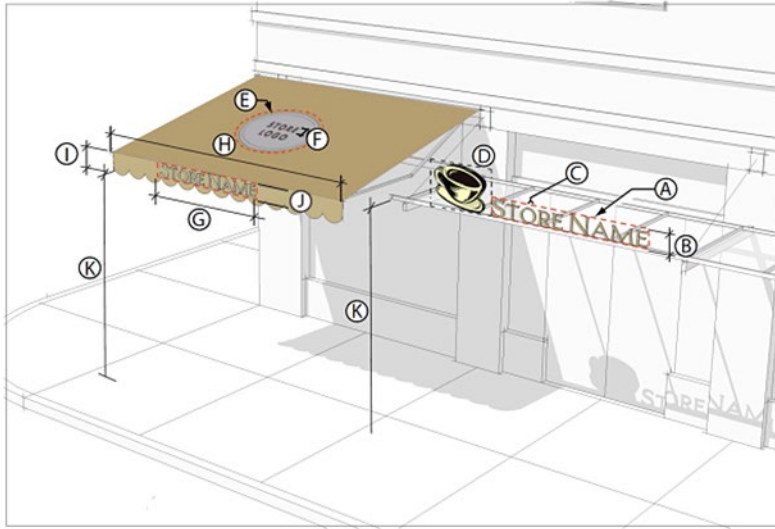


Figure 22.328.080 – W: Awning Sign Design

- (A) Only the store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.
- (B) Internally illuminated awnings are prohibited.
- (C) Size (see Figure 22.328.080 – W):

Parallel Projecting		
A	Signable Area	One sq. ft. per linear ft. of shop front max.
B	Lettering Height	12 in. max.
C	Lettering Thickness	Six in. max.
D	Feature/Logo	2-1/4 sq. ft. max.
Awning Sloping Plane		
E	Signable Area	25 percent coverage max.
F	Lettering Height	18 in. max.
Awning Valance		
G	Signable Area	75 percent coverage max.
H	Width	Shop Front width max.
I	Height	Eight in. min; 12 in. max.
J	Lettering Height	Eight in. max.

(D) Location (see Figure 22.328.080 – W):

K	Clear Height	Eight ft. min.
	Signs Per Awning	One projecting; or one valance and one sloping max.

iii. Wall Business Sign. The wall business sign type is flat against the façade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, or decorative cornice or sign band at the top of the building.



Figure 22.328.080 – X: Wall Business Sign Design

(A) Changeable copy signs are only allowed for directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.

(B) Wall signs shall not extend beyond the roof line or cornice of a building, or the building wall.

(C) Size (see Figure 22.328.080 – X):

Signable Area		
A	Area Per Building	Two sq. ft. per linear foot of building frontage.
B	Width	Shop front width, max.
C	Height	One ft. min., three ft. max.
Lettering		
D	Width	75 percent of signable width max.
E	Height	75 percent of signable height, max.; 18 in. max., or whichever is less

(D) Location (see Figure 22.328.080 – X):

Projection	Eight in. max.
Signs Per Building	One per ground-floor business establishment max.
Additional Wall Signs Per Building	<ul style="list-style-type: none">• Ground-floor business establishment adjoining two frontages, one 15 sq. ft. area wall sign allowed.• Ground-floor business establishment adjoining an alley or parking lot at side or rear, one 10 sq. ft. area wall sign allowed.

iv. Monument Sign. The monument sign type is not attached to a building and has an integral support structure. A monument sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

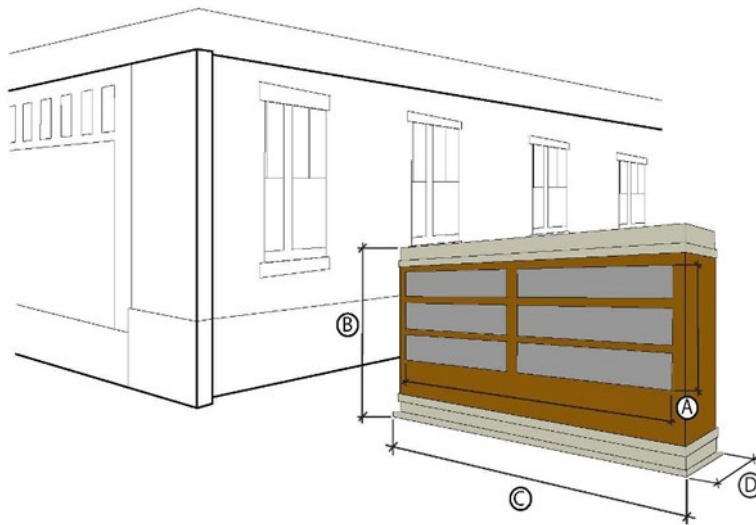


Figure 22.328.080 – Y: Monument Sign Design

(A) Changeable copy signs are only allowed for fuel pricing signs, directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.

(B) Shall be surrounded by landscaping that is at least twice as large as the area of one of its signs faces.

(C) Shall not rotate, move, or simulate motion.

(D) Shall not identify more than eight establishments.

(E) Size (see Figure 22.328.080 – Y):

A	Signable Area	30 sq. ft. max.
B	Height	6 ft. max.
C	Width	8 ft. max.
D	Depth	1 ft. max.

(F) Location (see Figure 22.328.080 – Y):

Street frontage of 99 ft. or less	Not permitted.
Street frontage having a continuous distance of between 100 ft. and 199 ft.	One max.
Street frontage having a continuous distance of more than 200 ft.	Two Max., provided a 50 ft. separation between signs.

h. Master Sign Program.

i. Purpose. A master sign program is intended to:

(A) Integrate the design of single or multiple signs proposed for a development project with the design of the project's structures to promote design consistency; and/or

(B) Provide a means for applying common sign regulations for multi-tenant projects, and to allow latitude in the design and display of single or multiple signs for development projects. A master sign program is intended to achieve, not circumvent, the purpose of this CSD.

ii. Applicability. A master sign program permit shall be required whenever any of the following circumstances exist:

(A) The property owner or applicant requests a master sign program;

(B) A project is proposed to include four or more business signs on the same lot or building; or

(C) A business sign is proposed at a location where a legally non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.

iii. Application Requirements. A master sign program application shall be the same as that for a Ministerial Site Plan Review and shall require new business signs to comply, where applicable, with Subsection F (Signs), and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign features, so that all new business signs in a commercial center meet this threshold until the required sign program has been approved by the Department.

(A) The master sign program shall enhance the overall development and relate visually to other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and

(B) The master sign program must be able to accommodate future revisions to signage that may be required because of changes in use or tenants in the development, but without requiring other changes to the master sign program.

22.328.090 Modification of Development Standards.

A. Modifications Authorized.

1. Modification of the following development standards in the following Section and subsections shall be subject to the modification procedures specified in Subsection B, below:

- a. 22.328.070 (R-3 Zone Specific Development Standards).
 - b. 22.328.080.D (General Development Standards), except for 22.328.080.D.2 (Lot Coverage) and 22.328.080.D.6 (Building or Structure Height).
 - c. 22.328.080.E (Building Design Standards).
 - d. 22.328.080.F (Signs).
2. Modification of all other development standards in this CSD shall be subject to approval of a Conditional Use Permit.

B. Modification of Selected CSD Standards.

1. Applicability. Modification of the development standards specified in Subsection A.1, above, shall be subject to approval of a CSD Modification application, in compliance with this Subsection B.
2. Application and Review Procedures.
 - a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.
 - b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.
3. Notification. The application shall comply with all noticing requirements, as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Crescenta Valley Town Council.

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection b, below.

b. Findings.

i. The use, development of land, and application of development standards are in compliance with all applicable provisions of this Title 22.

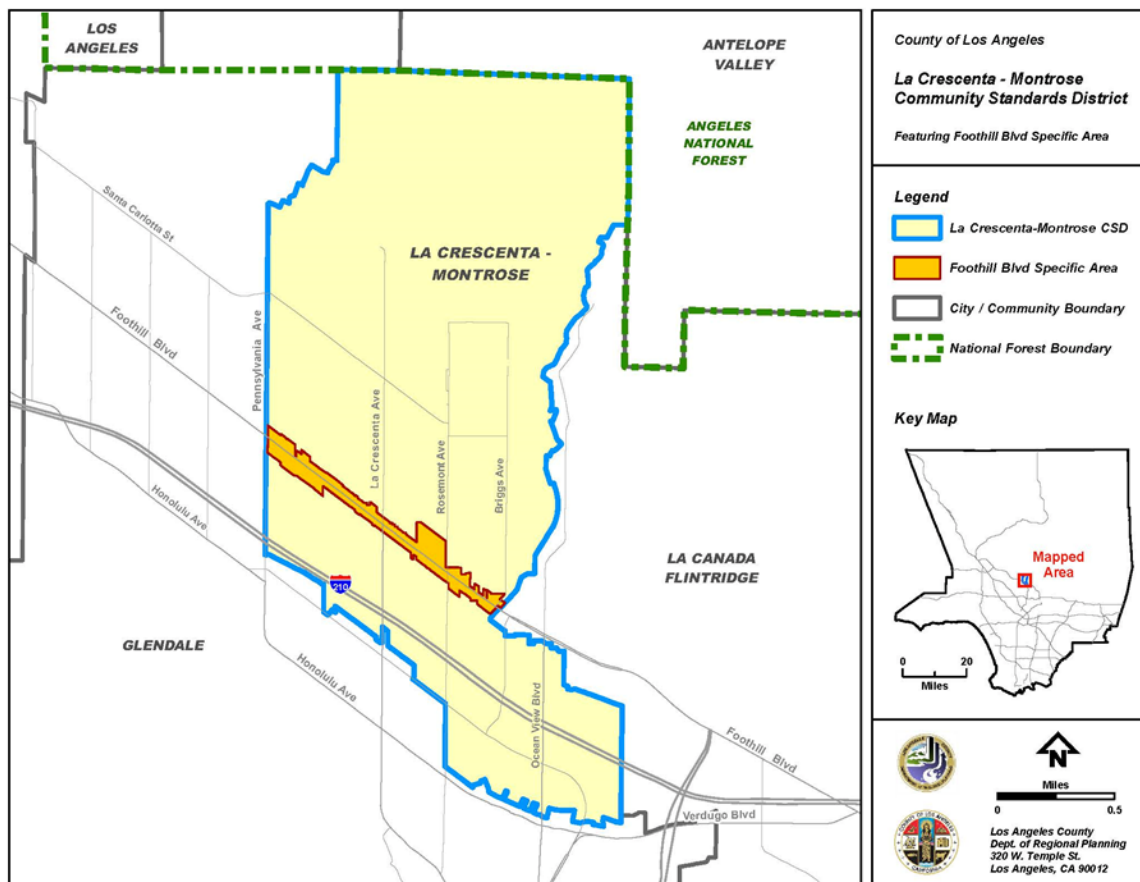
ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to avoid traffic congestion; provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities; ensure the protection of public health, safety, and general welfare; prevent adverse effects on neighboring property; and are in conformity with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the property, that do not apply to other properties within the CSD area.

v. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).

FIGURE 22.328 – A: LA CRESCENTA-MONTROSE CSD BOUNDARY



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